



City of Santa Barbara
Airport Department

DATE: March 16, 2011
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – Beachside Associates, Inc.

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Beachside Associates, Inc., a California Corporation, for 1,053 square feet of shop space in Building 314, at 101-C Dean Arnold Place, at the Santa Barbara Airport, effective April 1, 2011, for a monthly rental of \$1,339, exclusive of utilities

DISCUSSION:

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

Beachside Associates has been an Airport tenant in good standing since May 2000. The Premises is used for shop space, office and storage for a construction company. The use conforms to existing zoning.

Because of current economic conditions, Beachside wishes to consolidate its operation and relinquish 1,404 square feet of Building 314, Suite B, but retain its operation in Suite C.

The proposed monthly rental is based on a rate of \$1.27 per square foot for industrial space will remain unchanged as Beachside received a rental increase in December. The reduction in space represents a savings to Beachside of \$1,128 per month. The rental rates are comparable to other land on the Airport for similar use and in similar condition.

The proposed Lease Amendment Agreement was negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map